

Form-Based Zoning



Duany Plater-Zyberk & Company, Sky Florida

What is Form-Based Zoning?

Different than existing Town zoning:

- Primarily regulates physical form (building types and character) and secondarily regulates use (residential, commercial, etc)
- Prescriptive – regulations describe only what is desired rather than what is prohibited
- Regulates private and public space design

What results from Form-Based Zoning?



Duany Plater-Zyberk & Company, Abacoa Village, Florida

- Livable Neighborhoods
- Mixed-use areas
- Compact development
- Pedestrian friendly streets
- Development that supports transit
- Walkable communities

Why Form-Based Zoning?

- Sprawl is resource consumptive
- Auto-oriented strip development is not desirable
- Uses change over time; structures, site design and architecture last over time
- Current consumer trends prefers compact, connected, and mixed-use neighborhoods (RCLCo – real estate advisory firm)



http://science.nasa.gov/headlines/y2002/11oct_sprawl.htm

Implementing Form-Based Zoning

- Used by municipalities of all sizes, locations, and characteristics
- Implemented through general plans, zoning codes, specific plans, and design guidelines
- Used to achieve various goals – historic character preservation, encourage feet-first, reduce sprawl, etc

Case Studies

- Hercules, CA: *Central Hercules Plan and Regulating Code*
- Chico, CA: *Traditional Neighborhood Development Code and Meriam Park Project*
- Petaluma, CA: *SmartCode for Central Petaluma Specific Plan*
- Ventura, CA: *SmartCode for Downtown Specific Plan*
- Aspen, CO: *Development Review Standards and Procedures*
- Breckenridge, CO: *Design Guidelines for Historic District*

Hercules, CA



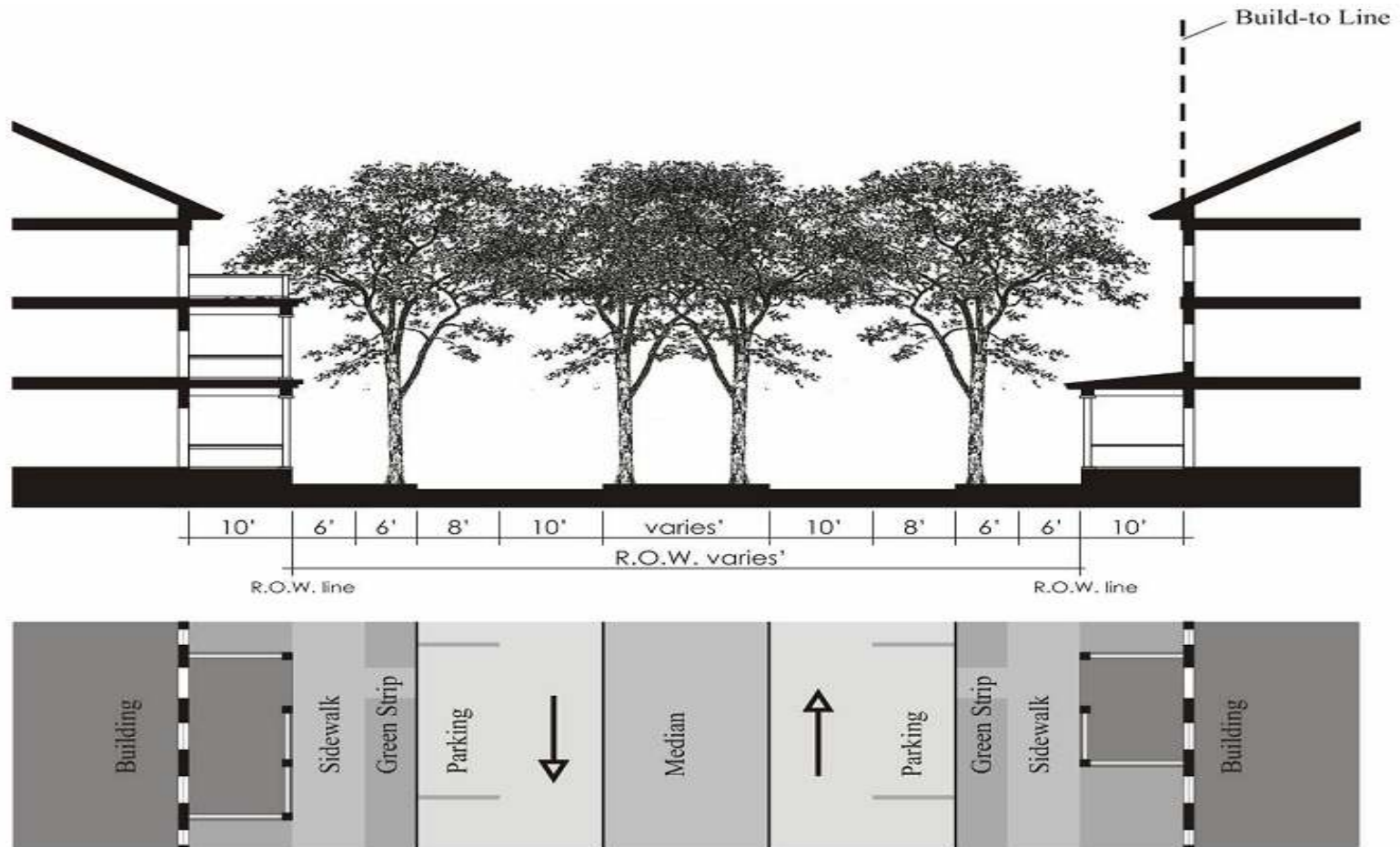
Hercules, CA



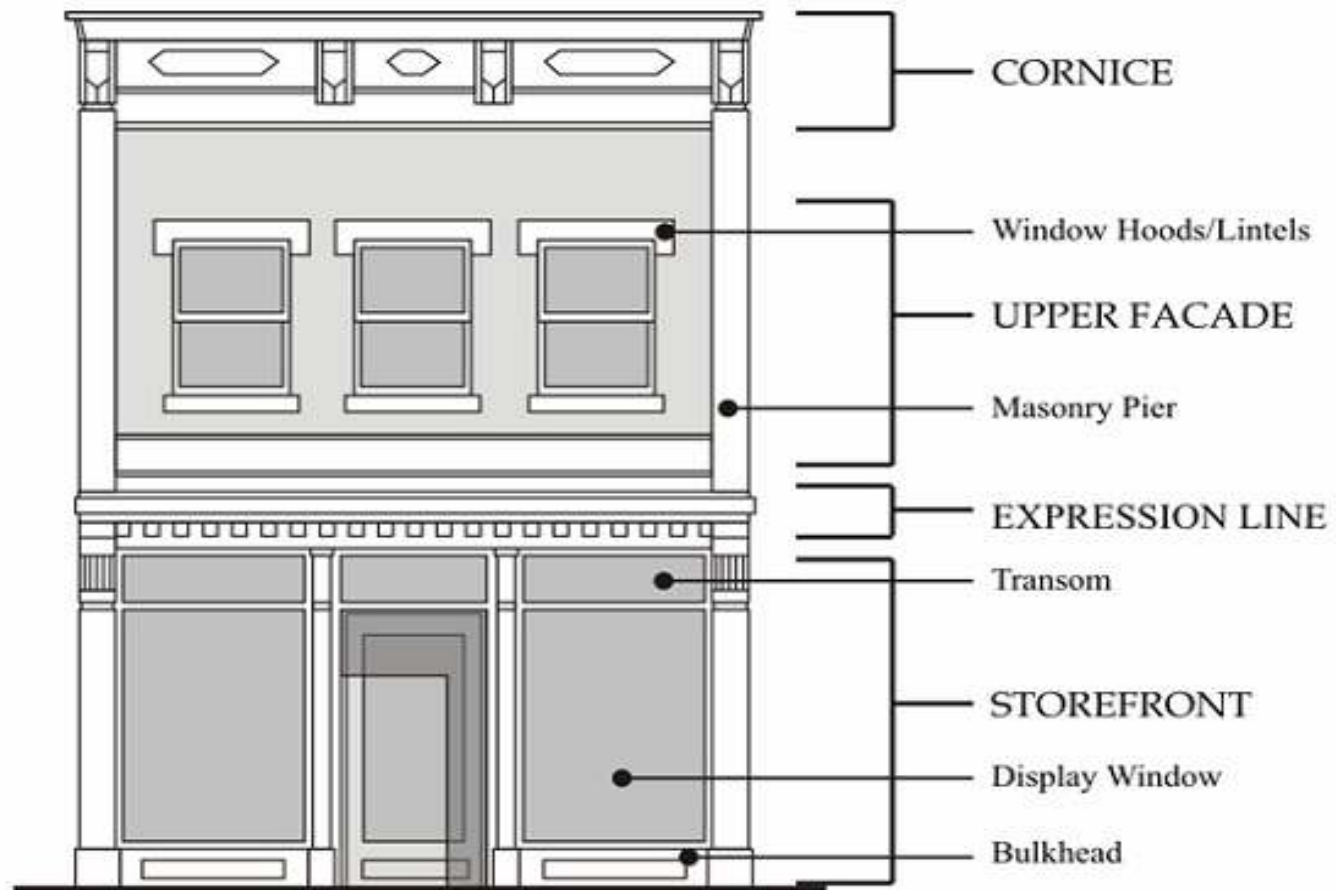
Hercules, CA



Hercules, CA



Hercules, CA



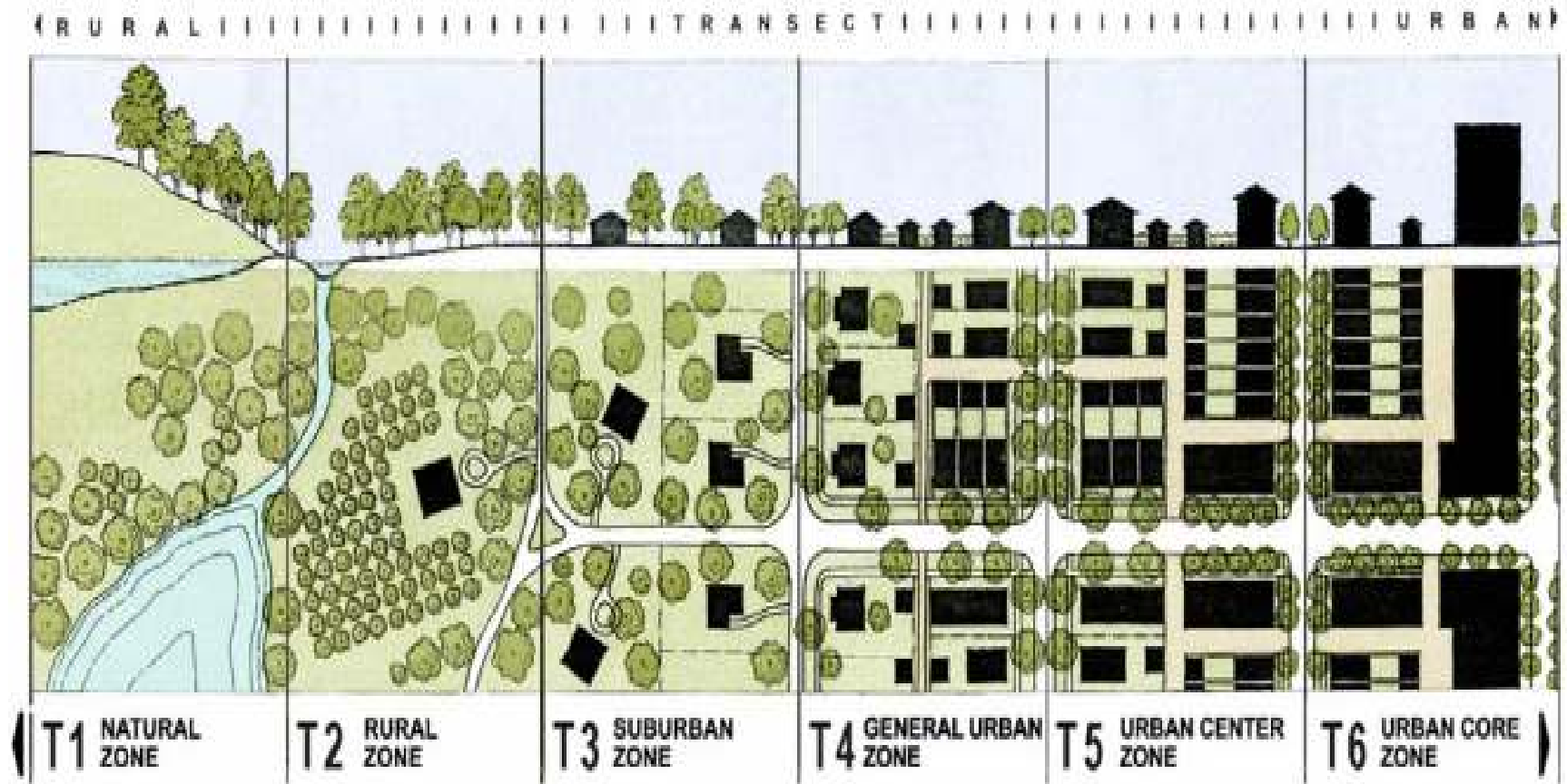
Hercules, CA

WF_(4,6)	CQ	HT₍₃₎	CC/HC₍₄₎	TYPE OF USES
A	A	A	A	Restaurants (and on-site alcohol sales with consumption of meals)
C	C	C	C	Schools, service and vocational
A	A	A	A	Shoe repair
A	A	A	A	Sidewalk café
A	A	A	A	Snack shops
A	A	C	C	Sporting goods, retail
P	C	P	P	Storage facilities

WF = Waterfront
 CQ = Central Quarter
 HT = Hilltown
 CC/HC = Civic Center/Hospitality Corridor

A = Allowed
 C = Conditional
 P = Prohibited

Chico, CA



Duany Plater-Zyberk & Company, Transect 03-03-03

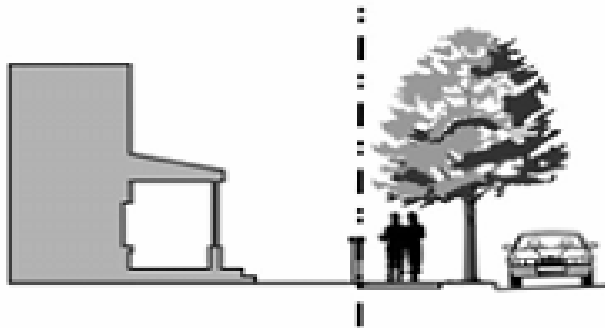
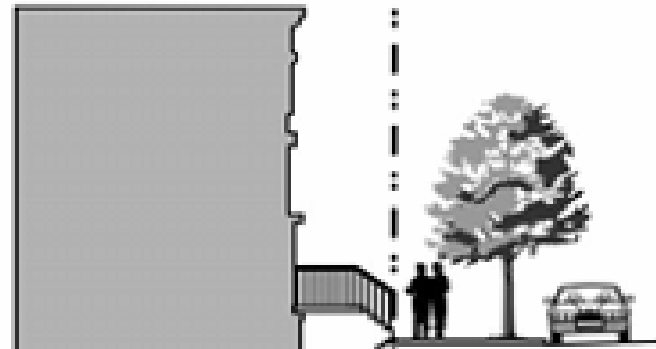
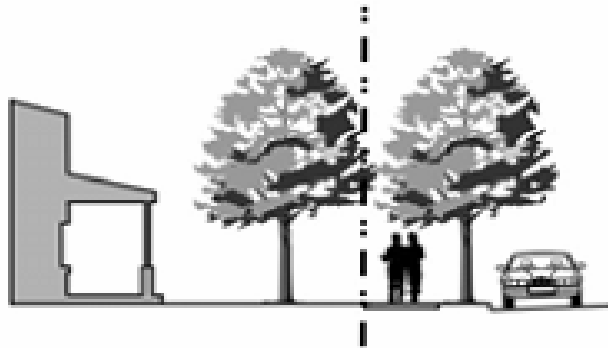
Chico, CA

	P Permitted Use UP Use Permit Required — Use Not Allowed				TU Temporary Use
LAND USE TYPE (1)	REQUIREMENT BY TND DESIGNATION				Subject to Standard in Section/Chapter
	NE	NG	NC	CORE	

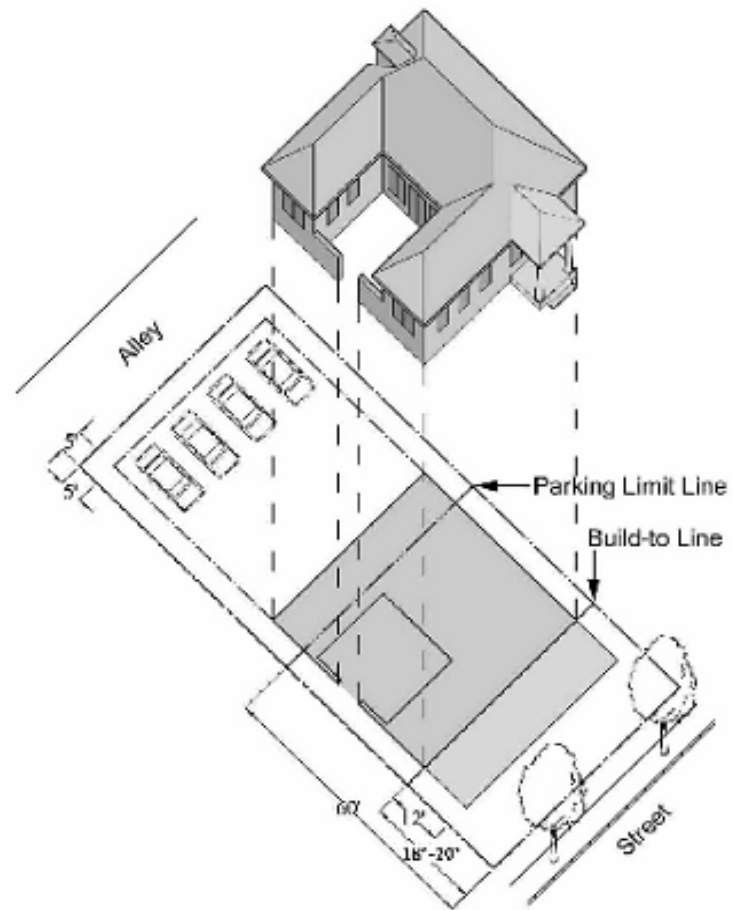
RESIDENTIAL

Assisted living facilities for the elderly	—	P	P	P	
Emergency shelters	UP	UP	UP	UP	
Home occupation	P	P	P	P	19.20
Live/work	—	P	P	P	
Mixed use building, residential component	—	—	P(3)	P(3)	
Multi-family housing	P	P	P	UP(4)	
Residential accessory uses and structures	P	P	P	P	19.76.020 (2)
Residential care home 6 or fewer clients	P	P	P	P	
Residential care home, 7 or more		UP	UP	P	
Second dwelling unit	P	P	P	—	19.19
Senior citizen congregate care	—	UP	UP	—	
Single-family dwelling	P	P	P	—	
Two-family housing/duplexes	P	P	P	—	

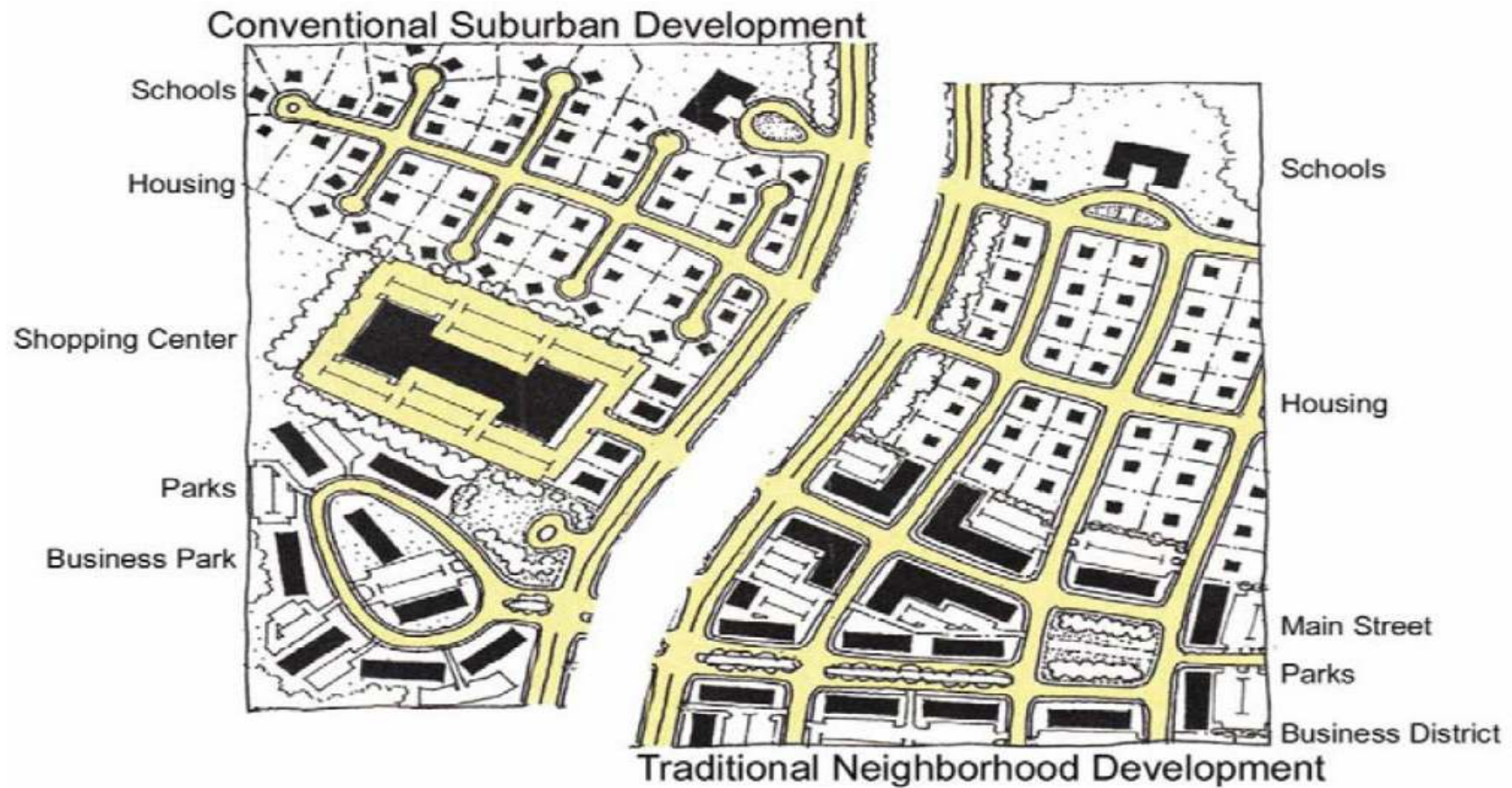
Chico, CA



Chico, CA



Petaluma, CA

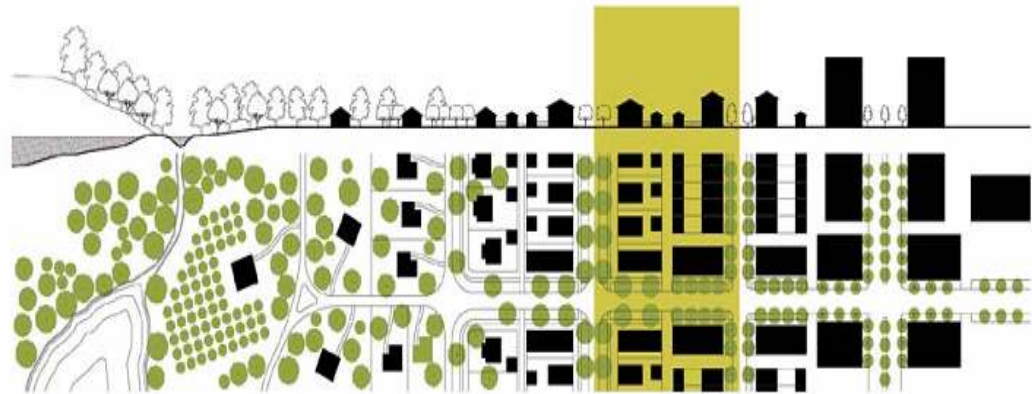


Duany Plater-Zyberk and Company, SmartCode6.5

Petaluma, CA

T5

Land Uses:	Medium intensity residential and commercial: retail, offices, lodging, civic buildings.
Buildings:	Townhouses, apartment houses, live-work units, shopfront buildings and office buildings, hotels, churches, schools.
Private Frontages:	Stoops, dooryards, forecourts, shopfronts and galleries.
Public Frontages:	Raised curbs, wide sidewalks, bike routes, continuous or discontinuous planters, street trees in allee.
Thoroughfares:	Boulevards, avenues, couplets, main streets, streets and rear alleys.
Open Spaces:	Squares, plazas and playgrounds.



THE URBAN CENTER ZONE is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

Petaluma, CA



Duany Plater-Zyberg and Company, SmartCode6.5

Petaluma, CA

5.5 SPECIFIC TO GENERAL URBAN (T4)



5.6 SPECIFIC TO URBAN CENTER (T5)



Duany Plater-Zyberg and Company, SmartCode6.5

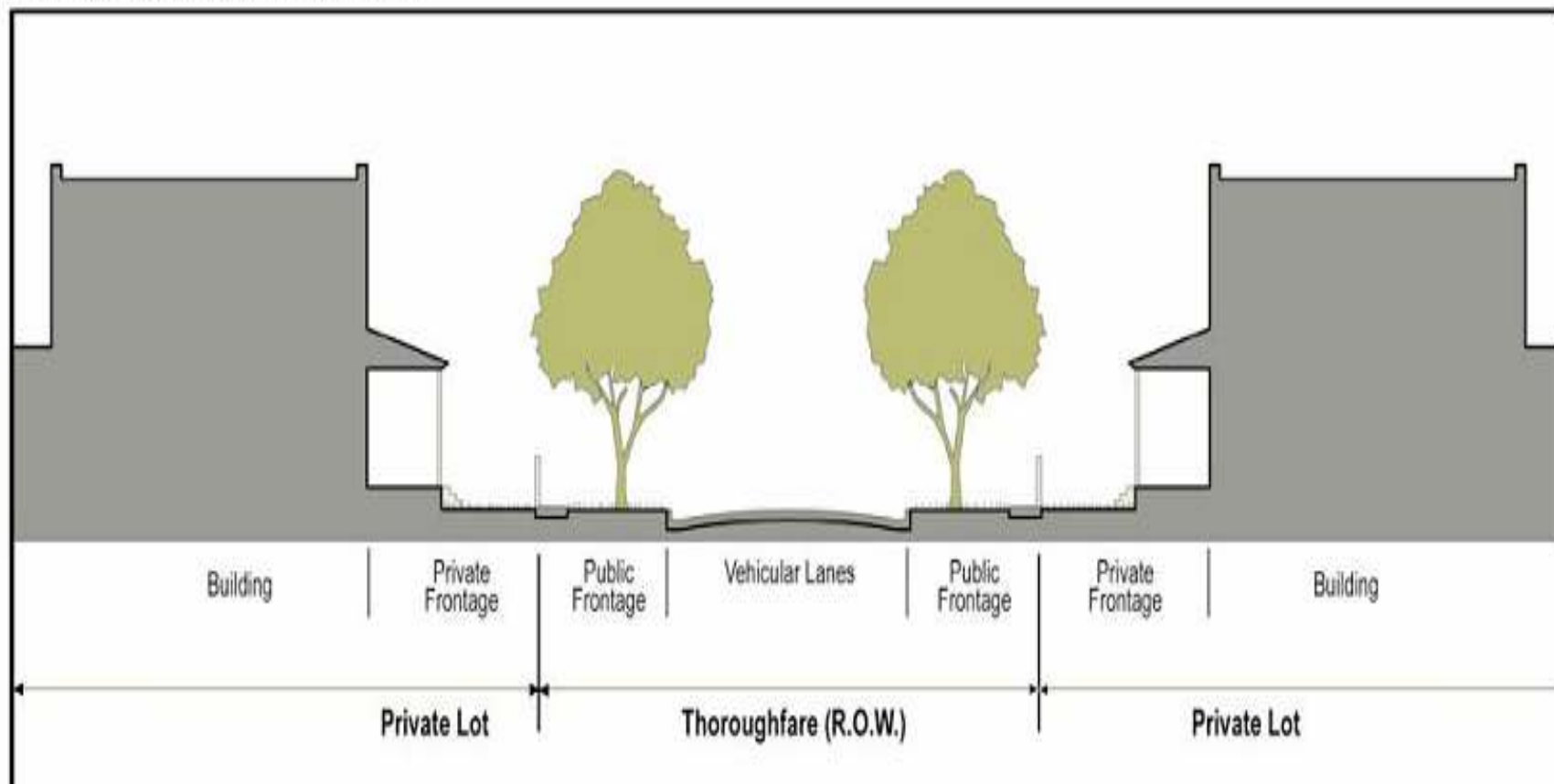
Petaluma, CA



Duany Plater-Zyberg and Company, SmartCode6.5

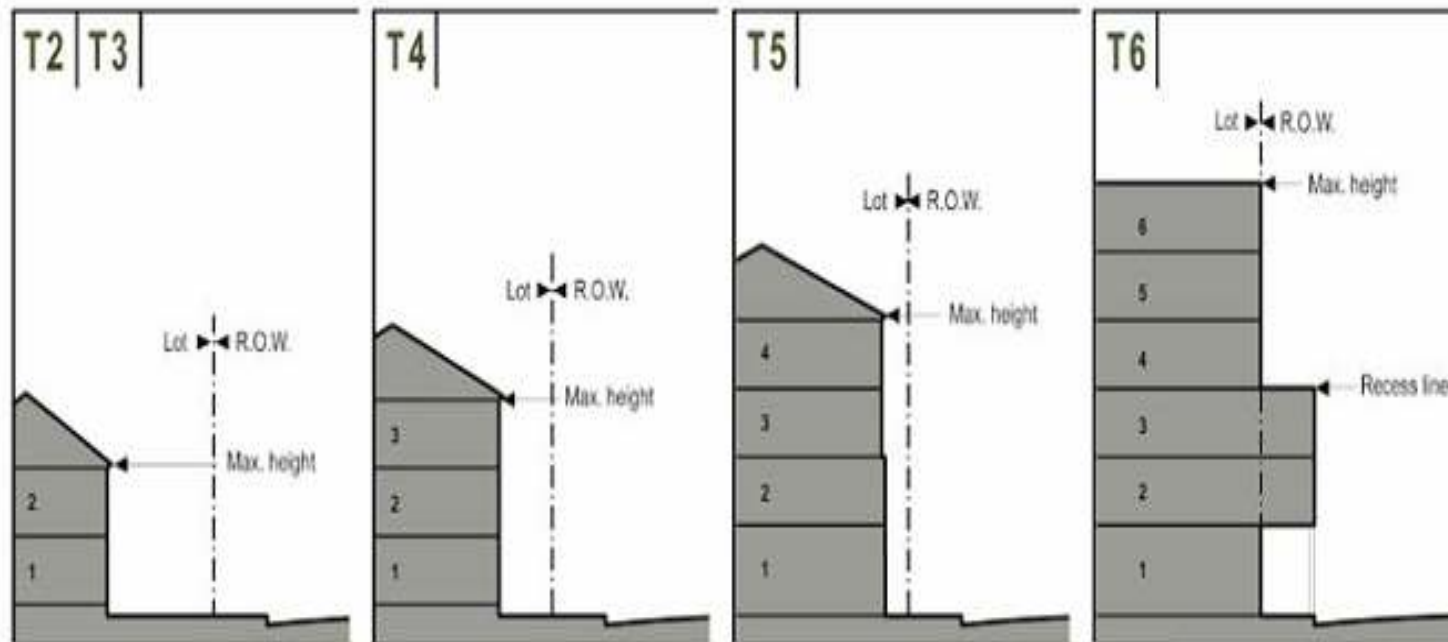
Petaluma, CA

a. THOROUGHFARE & FRONTAGES



Duany Plater-Zyberg and Company, SmartCode6.5

Petaluma, CA



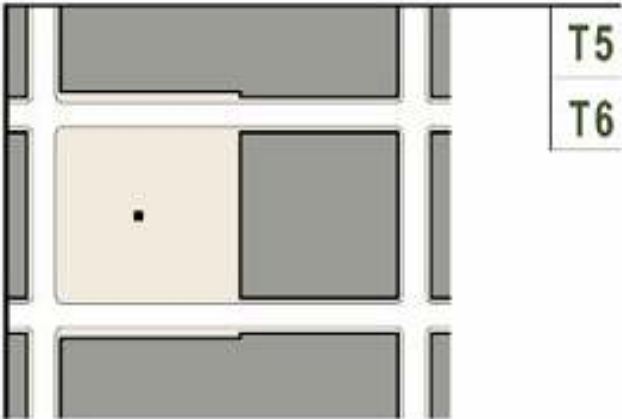
Duany Plater-Zyberg and Company, SmartCode6.5

Petaluma, CA

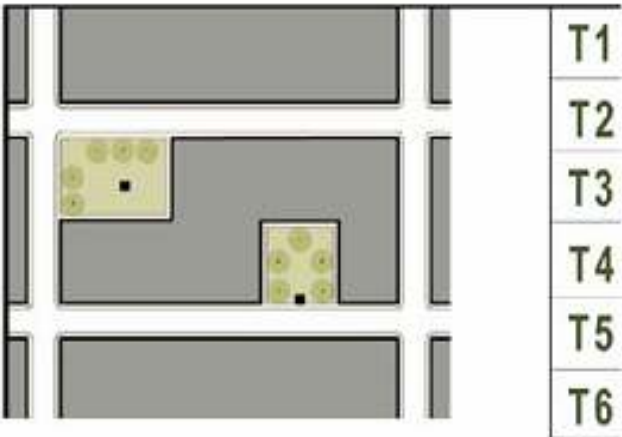
TABLE 18: CIVIC SPACE TYPES

The intended types of civic space are diagrammed by this table. These are only illustrative; specific designs would be prepared in accordance to these verbal descriptions rather than closely based on these diagrams.

d. Plaza: An open space, available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important streets. The minimum size shall be 1 acre and the maximum shall be 2 acres.



e. Playground: An open space designed and equipped for the recreation of children. A playground shall be fenced and may include an open shelter. Playgrounds shall be interspersed within residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



Ventura, CA

T 3



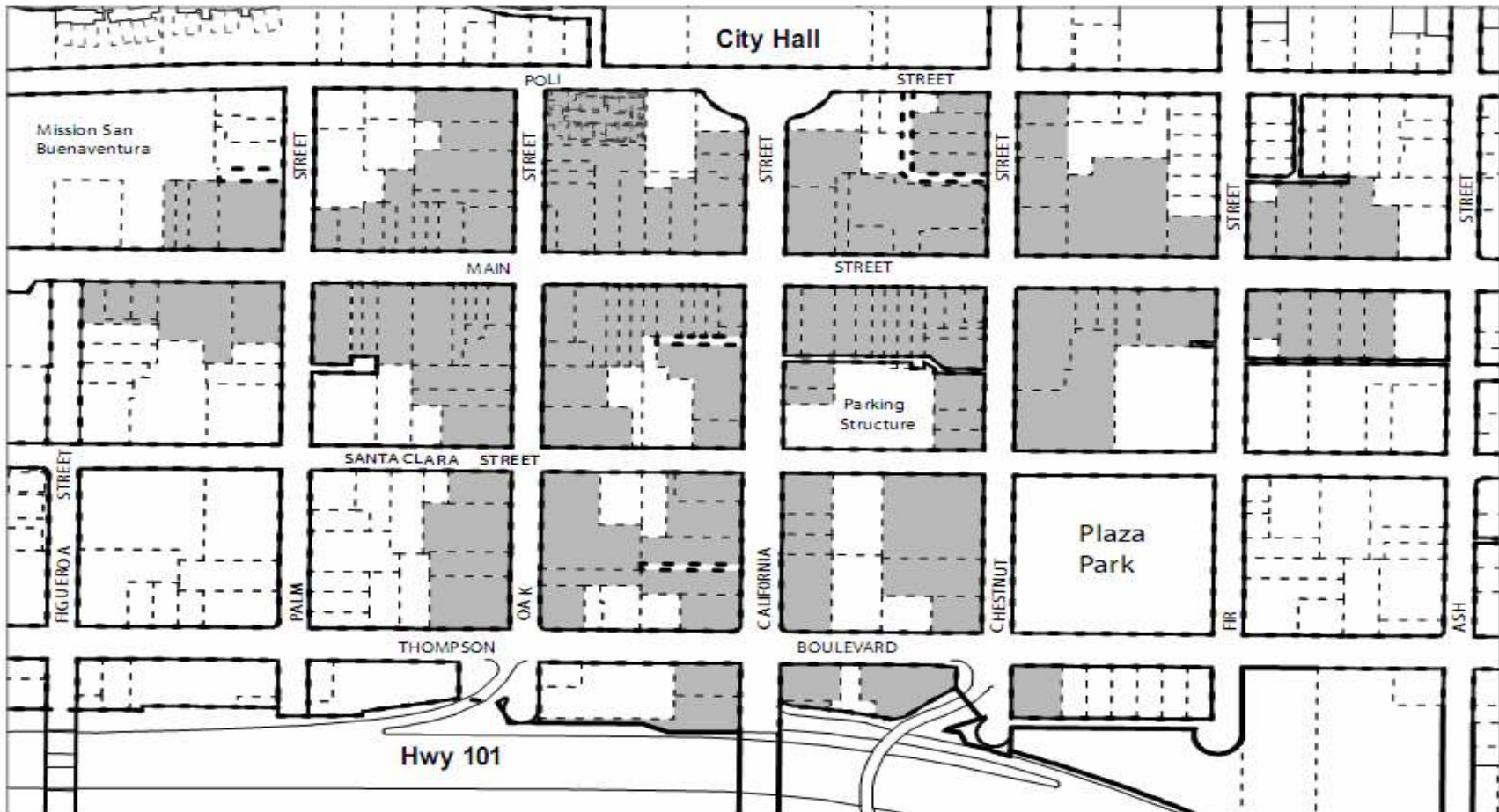
T 4



City of Ventura, Downtown Specific Plan

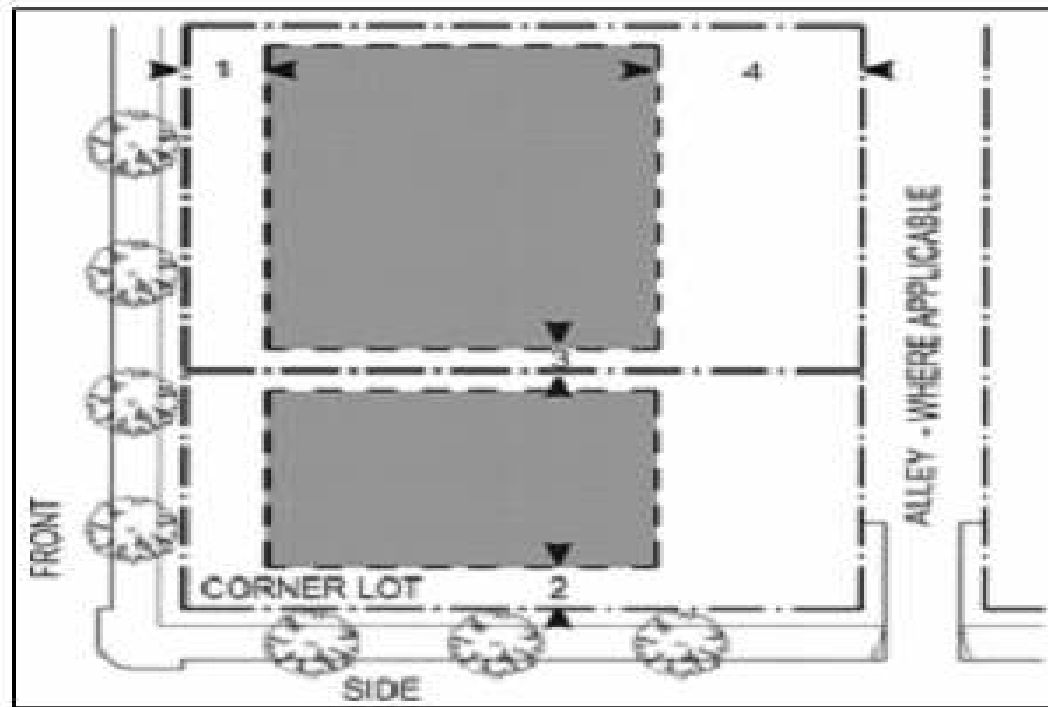
Ventura, CA

Required street level retail



Ventura, CA

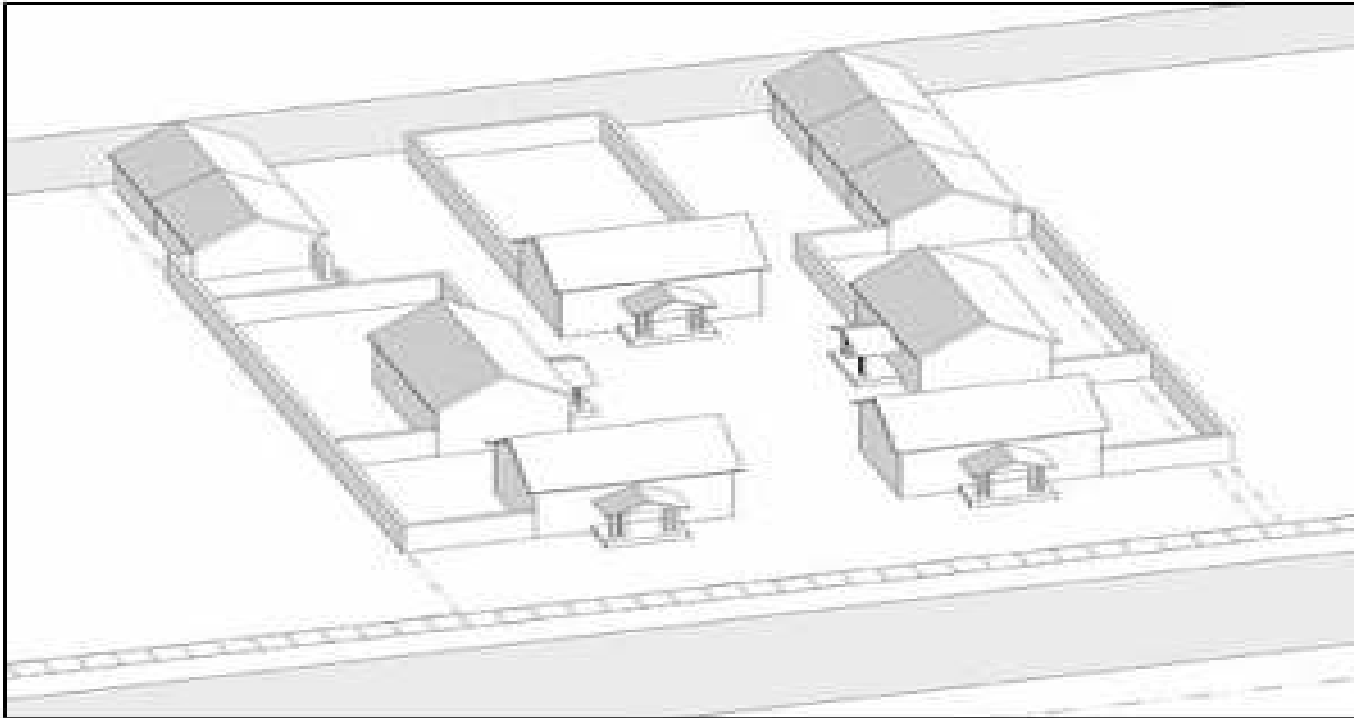
A. Building Placement



Plan Diagram

City of Ventura, Downtown Specific Plan

Ventura, CA



Building Type Diagram

City of Ventura, Downtown Specific Plan

Ventura, CA



Illustrative Photo

City of Ventura, Downtown Specific Plan

Form-Based Zoning – A tool to implement:
livable neighborhoods and mixed-use areas,
a feet-first community, and long-term sustainability



Duany Plater-Zyberk & Company, Sky Florida